

# Improved Property Fact Sheet

\*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

LEGAL: ASLS 90-049, SIZE: 11.05 Acres, LAKE/CREEK FRT (apr. feet): 700' River Front

TAX ACCOUNT #: 53784000000 (Mandatory) TAXES (Yearly): \$ 194.00 20 23  
year

EXISTING LOANS: Assumable  Non Assumable

1st D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_)

2nd D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_)

ANY LIENS (recorded or unrecorded) or any payoffs to be made: none

ZONING: Unzoned or Unrestricted or ..... (explain) \_\_\_\_\_

BUYER WARRANTIES: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary \_\_\_\_\_

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) \_\_\_\_\_

none

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ \_\_\_\_\_

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... Mild Flooding

when river is at its peak, 2-4" around building's

FUEL TANK(S) Or Hazardous Waste: \_\_\_\_\_ Are you aware of any fuel spills? No

Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: \_\_\_\_\_, VIEWS: \_\_\_\_\_, OTHER AMENITIES: \_\_\_\_\_

LEGAL ACCESS: (road or..) \_\_\_\_\_, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): 15 miles above Skwentna, Along confluence of Yentna and Kichatna Rivers

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: Yes, ATV, SNOWMACHINE ACCESS: Yes

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System \_\_\_\_\_, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_ Outhouse on site: Yes

Propane Lights Yes, 110 Lights Yes, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator Yes, KW 6, Diesel Yes, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. Wood stove

WELL: Sandpoint OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC? \_\_\_\_\_ : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

Cell: Yes, Internet: \_\_\_\_\_, TV: \_\_\_\_\_, Satellite Dish, TV or Internet, \_\_\_\_\_

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: none

IMPROVEMENT(S): Main Building Size: 640 sq. ft., Two Story or Loft (circle one) Size ~~1040~~ 120

Year Built 2018, Bedrooms, 1, Bathrooms, 1

2<sup>nd</sup> Building: 448 sq. ft. 96 lot, Two Story or Loft Year Built 2014

Bedrooms, 1, Bathrooms, 1

3<sup>rd</sup> Building: \_\_\_\_\_ sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Outbuilding (describe): 416 sq. ft. Shop Year Built 2016

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other Steel, helical piers

Roof (Metal, Asphalt or): metal Insulation (Floor, Ceiling, Walls) Floors and Ceiling

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know.

metal roofs, cedar shake exterior.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. see attached list

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : see attached list

General Condition of Improvements: \_\_\_\_\_

SPECIES OF FISH AND GAME IN THE AREA: All 5 salmon species, trout, pike, burbot, moose, bear

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Prob Dan  
Seller/Owner(s)

Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).